

VERNON ENVIRONMENTAL, INC.

3949 Klahanie Drive SE, #9202, Issaquah, Washington

P/C/F 206.686.2469

Final
Catch Basin Sediment Field Sampling Results Report

**Former Rainier Brewery Property
3100 Airport Way South
Seattle, Washington
King County**

Prepared for:

**Rainier Commons, LLC
c/o Ariel Development, LLC
Eitan Alon
3100 Airport Way South
Seattle, WA 98134**

Prepared by:

**Vernon Environmental, Inc.
3849 Klahanie Drive SE, Suite 9202
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June 2006

RCLLC 0003906

Appendix A
Field Notes and Pictures

Appendix B

Catch Basin Sediment Sample Analytical Results (Table 3)

Tables and Figures

TABLE 1
SAMPLE DESIGNATION

Collected Analytical Samples				
Rainier Commons, LLC-Ariel Development Former Rainier Brewery Property 3100 Airport Way South, Seattle, WA			Sample Date:	TBD 2006
Matrix	Parameters	Method	TAT (days)	Number of Samples per Catch Basin Location
Catch Basin Sediments	PCBs	EPA 8082	10	1*
Duplicate	PCBs	EPA 8082	10	*

**Each sample location consisted of 1-sample collected as a grab composite sediment sample from a five- (5) point matrix (1-center and 4-corners of each catch basin).*

**Duplicate samples were collected at every 10th catch basin*

TABLE 2
SAMPLING GUIDELINES

Catch Basin Sediment Sampling Guide - Former Rainier Brewery					
Analysis	Specific Method	Container	Preservation	Hold (days)	Amount Needed
Polychlorinated Biphenyls by EPA Method 8082					
in Soil					
8082 PCB Only	EPA 8082	Glass jar w/PTFE seal	Store cool at 4°C	14	250 grams
Polychlorinated Biphenyls by EPA Method 8082					
in Wipe					
8082 PCB Only	EPA 8082	Glass jar w/PTFE seal	Store sealed at STP	14	One wipe in Hexane

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January 27, 2006

Ms. Tanya Treat
Seattle Public Utilities
PO Box 34018
Seattle, WA 98124

**Re: Progress Summary Letter Report for Consulting, Regulatory Negotiation
and Oversight for the Former Rainier Brewery Site**

Dear Ms. Treat:

Vernon Environmental, Inc. (VEI) is pleased to provide the City of Seattle, Seattle Public Utility (SPU) with its Progress Summary Letter Report regarding the Former Rainier Brewery property (Site) on behalf of Ariel Development, Inc. (Ariel).

Thank you for your letter dated January 6, 2006 regarding "Follow-up to Site Meeting on December 12, 2005" and your extension of your original request to have Ariel cleanup the Site within 30-days. Ariel has notified the Washington State Department of Ecology (Ecology) about the presence of PCB concentrations in their catch basin sediments. Ariel will follow your required compliance contingencies regarding:

- Meeting the content of your corrective action letter dated November 22, 2005 (under development with Ecology),
- The hiring of a consultant that is experienced in PCB remediation and disposal (completed),
- The jet-cleaning of all lines connecting catch basins (with PCBs in the sediments) to remove any residual contaminated sediment in the lines (under development with Ecology),
- The notification to the Department of Ecology of the finding of significant concentrations of PCBs at your site as required by law (completed),
- Keeps SPU apprised of ongoing work at the site in a timely manner (ongoing),
- Shows continuing forward progress with the cleanup (ongoing), and
- Meets with SPU on a quarterly basis to re-evaluate the situation. Quarterly meetings should commence in early March 2006 (ongoing).

The following text discusses VEI's findings and conclusions regarding PCB source, release, investigation and cleanup at the Site.

VEI, with Ariel's assistance, performed a review of Site plans, documentation, and records in an effort to identify sewer, stormwater, and combination underground pipelines. Conan Gale of Ariel identified all catch basins, manholes and current

transformer vaults by Site reconnaissance. He provided a hand drawn figure identifying the location of each improvement to VEI (attached figure).

- No as-built drawings were found showing current subject improvements (pipelines, catch basins, manholes, etc.) including SPU records,
- Six (6) transformer vaults were identified, each containing non-PCB transformers (onsite reconnaissance),
- No historical transformer vaults and use (including site reconnaissance) were found,
- No information was found identifying historical elevator areas or maintenance areas that may have contained potential PCB hydraulics, and
- No definitive PCB source was identified from records search or site reconnaissance.

VEI and Ariel met with Ecology's Dan Cargill on January 24, 2006 to discuss your catch basin sediment sampling results and their regulatory approach for the ultimate cleanup of the Site sediments. In our meeting the following items (in order of priority) were identified:

- Provide Methodology Plan for identifying underground subject pipes,
- Identify underground subject pipes with a dye study or other equivalent means to Ecology's satisfaction,
- Provide an as-built drawing of subject underground pipes including inlet points, catch basins, manholes, etc.
- Provide Field work Plans, i.e., Field Sampling Plan, Data Quality Objectives Plan, Quality Assurance/Quality Control (QA/QC) Plan and Health & Safety Plan,
- Collect manhole and catch basin sediment samples, analyze samples, report analytical results,
- Provide a Remedial Action Plan to cleanup the Site sediments in pipes and collection points (i.e., cleanup the catch basin and manhole sediments, as well as jet clean the pipes), and
- Implement the Remedial Action Plan.

Dan Cargill suggested Ecology, SPU and Ariel meet at the same time for Ariel's quarterly progress meetings with you. Please provide a date and time in March that works best for you and I will coordinate between the parties. Perhaps Ecology's offices in Bellevue would be a good place to meet.

SPU
Former Rainier Brewery

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We are looking forward to future progress toward the cleanup of PCB impacted sediments at the Site. If you have any questions, concerns or comments, please contact me at 206.686.2469 or conrad.vernon@comcast.net.

Sincerely,
Vernon Environmental, Inc.



Conrad F. Vernon

Cc: Eitan Alon/Ariel
Dan Cargill/Ecology